









## HERE ARE POINTS TO CONSIDER WHEN YOU BUILD, BUY A HOME

By Herbert U. Nelson  
(Secretary, National Association of Real Estate Boards)

The location you choose for home will determine for you the desirability of your home for play. It will set the conditions you live in as to light, air, and sunshine. It will give you your neighborhood associates and give your children the playfellows they will grow up with. These things do much to determine what pattern your life and the life of your family will take. So it is that the choice of a home site, and what that brings with it, will more than anything else make or mar the success of your venture in home ownership.

Here is an informal check list drawn from the most experienced men in the home building field that may be useful in judging the building site for your home.

1.—The Title. Do not take it for granted that you are getting a clear title. You can require the seller to establish his title before you buy; if not, it is worth the expense to have a lawyer or a title guarantee company search the title for you.

2.—Boundaries. Know what you are buying. Require the seller to give you a certified survey or otherwise make certain that the dimensions, size and shape of the lot as given in the deed are accurately check with the dimensions filed in the plat in the Recorder's office.

3.—Size and Shape of the Lot. Buy a lot with at least 40 to 60 feet frontage if you can possibly afford it.

Avoid a lot that is too narrow to give privacy between dwellings. Avoid one too long in proportion to its width. Avoid one too irregular for best utilization of the space.

4.—Drainage. Sewers. Inquire from the city engineering department or from some engineer as to whether the sewers in the section where you contemplate buying are large enough to handle storm water, and are laid deep enough. If the system is faulty in the latter respect it may be necessary to go to the expense of raising the house on terraces in order to secure the proper fall between the sewer system and the house plumbing.

5.—Site Preparation. Will the lot need new top soil? Don't select a lot full of humus and vegetation unless you are prepared to pay the cost of filling it, which may be as great as the cost of excavating.

6.—Old or New? Consider the advantages. If you choose a new neighborhood, check as to the reliability of the developer, and as to what assurance you may have that building will go on, and that it will be of desirable character. In general it is safer as an investment to build in a district that has years of growth ahead of it than in a district that has reached its peak but may be slipping. Safest neighborhood of all from investment standpoint is one that is sufficiently built up to be established in its character but is still growing, and can be expected to grow in its present type of use.

7.—Zoning Regulations. It is highly desirable that a lot purchased for home building purposes be in an area where factories, business buildings and apartment buildings are barred out by a zoning ordinance or by private restrictions. Commercial and business properties can depreciate the value of your holdings and make your home life uncomfortable.

8.—Planned Neighborhoods. Deed Restrictions. In order to establish the home character of a neighborhood most effectively restrictions began some 30 years ago to plan whole areas to be exclusively residential areas. In order to protect them against "rumming down" and give them safeguards greater than can be given through zoning ordinances they devised private agreements written into the deeds. These agreements restrict each lot against use in ways that would hurt the value of the neighboring lots.

Such restrictions may prohibit the building of other than single-family houses, or the building of more than one house to the lot, or shut out business use or what we call "nuisance" use. They may restrict how far back from the street one must put his house, or they may arrange for the maintenance of private parks and grounds. Of late years other than these voluntary agreements have quick set covenants in the building plans, to a central reviewing agency before construction begins, to insure each of them against some architectural atrocity that might mar the character of the neighborhood. If wisely written, deed restrictions

## Community Gossip

Bob Mackey has gone into the restaurant business. Bob, as you probably know, owns and operates Mackey's Pharmacy and Pay Grocery in Pahokee. In a deal closed last week Bob Mackey has taken over the property of Hooks Cafe in Pahokee. He has installed new lighting equipment and already under the place a complete overhauling. A new refrigerator has been put in to keep fresh meats and other edibles in first class condition. A new coat of paint brightened the cafe and Bob is ready to serve his customers in an efficient manner now. With a grocery store at his command, there is no reason why the newly decorated cafe should not have first choice when it comes to selecting good things to eat.

Harold Rosenberg is ill at his home this week and unable to attend his duties as secretary of the Pahokee and Pelican Lake Drainage District. He is being relieved of his office duties by Bob Charnin, who has had considerable

experience in this work. Harold was fishing on Jensen bridge recently when he fell and received severe injuries. As soon as he is strong enough he will undergo an operation.

The yard at the new home of Mr. and Mrs. Rupert Mock on 20th and Jensen roads is being filled in with much this week. The truckload of the fertile soil have been dumped into the yard and workmen have leveled it off to where it will, when planted in grass, present a very attractive appearance. Rupert is cashier of the Bank of Pahokee, and his wife is the former Miss Marjorie Cochran.

Mr. and Mrs. Delmar Hooks and children of Canal Point returned to their home here over the week-end and after a pleasant visit of two weeks in Alabama and Georgia. The Hooks family spent some time

in Blakely and Bluffton, Ga., and visited Dothan, Ala., two or three times. Delmar says that South Georgia crops look better than they have in years and that prospects are brighter for the farmers to make some money than they have been in many a year.

"Personal Property" Will Play Sun-Moon. Jean Harlow and Robert Taylor is the thrilling new star combination presented by Metro-Goldwyn-Mayer in the new comedy-romance, "Personal Property," which comes to the Belle Glade Theatre Sunday and Monday.

Taylor, current idol of the screen, comes from the arms of Garbo in "Camille" to his romance with Miss Harlow in the present photograph which is based on the H. M. Harwood stage success, "Man in Possession." Miss Harlow was last

seen in the four-star hit, "Libeled Lady."

"Personal Property" comes from the hands of W. S. Van Dyke who has achieved the unique record of never having turned out a failure. Among Van Dyke's recent hits were "After the Thin Man," "San Francisco" and "Rose Marie."

A "hand picked" cast supports the co-stars in the new picture. Reginald Owen, one of Hollywood's most distinguished character players, has the important role of Taylor's older brother who, in the course of the amusing plot, becomes a rival for the affections of Miss Harlow. Others cast in prominent roles include Una O'Connor, Henrietta Crosman, E. E. Clive, Cora Witherspoon, Maria Shelton, Forrester Harvey, Lionel Braham and Barnett Parker.

Miss Harlow, hailed by critics and public alike, for her talents as a comedienne, is given one of her greatest opportunities in the new

picture in which she plays the role of Crystal Wetherby, an American harassed by debts.

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FLORIDA PORK WHITE Bacon lb. 18 1/2c CREAM Cheese lb. 23c

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BACK BONES, Lb. 17c SIDE, With Ribs, Lb. 17c SAUSAGE, Pure Pork, Lb. 19c COMPOUND Lard 2 Lbs. 27c BUTTER lb. 39c

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PAHOKEE, FLA. HEHRING & HUBBARD in BELLE GLADE

## Health-Wrecking Functional PAINS

Severe functional pains of menstruation, cramping spells and jagged nerves soon rob a woman of her natural, youthful freedom. PAIN lines in a woman's face too often grow into AGE lines!

Thousands of women have found it helpful to take Cardine. They say it seemed to ease their pains, and they noticed an increase in their appetites and finally a strengthened resistance to the discomfort of monthly trouble.

Try Cardine. Or, if you don't help you, see your doctor.

## PAHOKEE

Mr. and Mrs. A. Kallenbrunmer will leave the first of the month for Atlantic City, N. J., where they will spend several weeks.

W. A. Supp, who is employed in Fort Lauderdale, visited his family here this week.

Mrs. Raymond Christian and son, Raymond, Jr., accompanied by her parents, Mr. and Mrs. A. Lloyd Sanders, West Palm Beach, are visiting relatives and friends in Clifton Ala.

Miss Daphne Young has returned to Chiefland, Fla., after visiting her brother and family, Dr. and Mrs. W. C. Young, for two weeks.

Mrs. Julia Borden has returned to her home here after visiting friends in Miami.

Mrs. S. Herring and children have returned to their home in Fort Meade after visiting Mrs. Herring's brother-in-law and sister, Mr. and Mrs. Carmen Salvatore, here.

Rev. and Mrs. J. Gordon of Arcadia have arrived in Pahokee where they have taken over the pastorate of the Nazarene church.

Mrs. Harry Walchliager and son, Elmo, have returned after visiting relatives and friends in Hialeah and St. Louis, Mo.

The landscaping committee of the Woman's Missionary society, composed of Mrs. L. W. Armstrong, Mrs. V. C. Denton and Mrs. L. L. Shirley, are landscaping the paragon grounds this week.

Mrs. W. G. Gale, who recently returned from an operation at the Good Samaritan hospital in West Palm Beach, is reported improving.

Dorthea and Milton Carpenter are guests of their uncle and aunt, Mr. and Mrs. Duane Paggett, in Lake Worth.

## Talking to Himself

Wife (to husband in the kitchen)—My dear, what are you keeping that can with?

Husband—Why, with a can opener. What did you think I was doing with it?

Wife—Well, I thought from your remarks that you were opening it with a prayer.

"Why did your girl walk home from the ride?"

"It was perfectly all right—that was only a road test."

Sunday School Teacher—Who defeated the Philistines?

Small Boy—Aw, I don't know. I don't follow those bush league games.

## WHY NOT GROW YOUR OWN FISHING WORMS?

It has been found that approximately 5,000 fishworms can be produced in a large wash tub per year. Since it is possible to produce a large amount of fish meat in ponds this should be of special benefit to many farmers and fishermen.

"We worked out a method whereby individual fishermen may raise their own worms in the garage, basement, or in a vacant room," report H. S. Swingle and D. G. Sturkie, employees of the Alabama experiment station, Auburn, Alabama.

This is done in an ordinary galvanized wash tub, metal drums cut in two lengthwise, old bath tubs, or other similar water-tight containers.

"A tub two feet in diameter and ten inches deep should produce approximately 5,000 worms of fishing size per year," they state.

"We would recommend that a minimum of two tubs be kept, using the worms from one for several months and then using from the other. In this manner, each tub remains undisturbed for a considerable period and reproduction seems to be more satisfactory under these conditions."

"Each tub of worms requires one pound of vegetable shortening per month, or \$2.00 per year. With a production of 5,000 worms per tub, the cost of the food required to raise worms is, approximately five cents."

## Built-In Gauge Keeps Frigidaire Properly Cooled

"When is cold not cold enough? This is a question which is being answered in a graphic manner in the special refrigeration showing now going on at Boe's Automotive Service Inc., Pahokee, local dealer for Frigidaire.

"There are a number of circumstances," said Old Bob, manager of the firm, "under which one may be fooled as to just how cool any object may be, and in the case of food refrigerators, how safe they may be. Most any temperature may seem 'very cool' to the hand or arm, especially if one is working in a warm kitchen. Yet such a refrigerator temperature may be entirely unfit for proper food protection. Many people assume that if butter is reasonably hard, the temperature is cold enough for food keeping, yet it is a known fact that conditions warm enough to permit food spoilage may still be cool enough to keep butter firm.

"However, there is one safe way to handle this question of food safety, and that is to select an electric refrigerator than can prove beyond any doubt its ability to maintain safe temperatures, and then continue to prove to its owner every time the refrigerator door is opened that it is doing it.

"That is one of the main purposes of our special showing now in process. With Frigidaire operating under full food and ice load, Frigidaires that have been operating continuously for days and weeks, we are able to prove beyond any shadow of doubt that safety zone temperatures, always in effect. This proof comes through the use of the food safety indicator, an accurate temperature measuring device, built into the refrigerator at the factory. To eliminate confusion as to temperature degrees and other complicated rules, this device has been plotted into three simple zones; namely, that zone which is too warm for safety, that which is too cold for practicality, and that which is approved as proper and safe by every food authority, including the government bureau. This last has been termed the food safety zone.

"This is not simply a device that is shown at your glance and withdrawn before delivery, but one which is a permanent part of the Frigidaire, telling the user any day or any hour whether or not safe conditions prevail in the food compartment.

"As further proof that such temperatures are held continuously at surprisingly low operating cost, a further part of our special demonstration is the use of electric meters connected to operating Frigidaires that measure the current used each day. These are meters that can be read by anyone as easily as an automobile speedometer can be read. They tell anyone the exact amount as to the cost of maintaining proper temperatures and freezing plenty of ice rapidly."

"You often cook much more for dinner than we use, darling."

"Of course! If I didn't how could I economize by making left-over dishes?"

## Vegetable Growers of Florida Improving Marketing Conditions

Marketing a farm crop after it is produced is an extremely important operation. If the grower cannot secure a profit on his product, he has wasted his energies, time and money in producing it. He and his community and the state suffer as a result.

The system of centralized farmers' markets, most of them supervised by the State Agricultural Marketing Board, which has been set up during the last two or three years is proving of considerable assistance in solving some of the marketing problems facing Florida growers. It is possible that a few roadside markets under the same set-up will be tried during the coming tourist season.

Growers sell through these state farmers' markets, and that is a good indication that they are satisfied with results. The market at Wauchusa was opened officially on April 12, but was used for some time prior to that. It is reported that during this, its first short season, there were sold 120,718 packages for a total value of \$258,645.35. The Sanford market, in its third year, showed about three-quarters of a million dollars.

The Dade County Growers' Cooperative Marketing Association operates both a wholesale and a retail market at Miami. The manager estimates that \$480,000 worth of business was handled by the market during the past fiscal year, and that half of it was done through the retail side. Growers of the area are in better financial condition and dealers are highly satisfied.

Both the Miami market and a number of state farmers' markets hope to build cold storage rooms in connection, so that surplus produce can be carried over and sold later, when the market is not flooded. This should assure a more even flow of vegetables and other products to market, and stable prices which will be of benefit to both producers and consumers.

There is need for much additional research on vegetable production and marketing.

tion and marketing in Florida, a number of crops, such as lettuce and cantaloupes, which formerly thrived in this state are produced in much smaller quantities now. There is need for definite information as to the size and type of product that the market wants, and then how to produce it in good quality. Considerable progress has been made in the last few years in grading, packaging and shipping, but there is room for still more improvement.

The Florida vegetable industry with an annual value of around \$5 million dollars is indeed important to the state and its welfare. Anything which will improve it is eagerly welcomed.

## POLITICAL POT

Continued from Page 1  
taxes, which is both a terrific drain on the candidate and a violation of criminal law. It has always been a misdemeanor for a candidate to directly or indirectly pay poll taxes for another.

The first signs of early interest is seen in the race for United States Senator from Florida, to fill the seat of the youthful and brilliant Claude Pepper, who won his spurs as a baby Senator with his maiden speech, published in full in the last two issues of The Starling. Rumor had it last week that every member of the Florida delegation in the House was a prospective candidate to oppose Pepper, but the rumor was promptly denied by Congressman Pearson, Caldwell and Hendricks.

Peterson stated that he had no intention to run for the Senate as did Caldwell, the latter being unable to understand how his name could have possibly been mentioned in such a connection, while Hendricks said that he had just started on his job as Congressman, and that the report that he would run for Senator was ridiculous.

Two members of the House delegation from Florida, however, were not quick to disavow any intention

to run. Representative Mark Wilcox, brilliant and courageous incumbent from the lower east coast, said that he had nothing to say about the matter. The Searchlight has a very high regard for Claude Pepper, so that Wilcox would not be able to poll anything near his full strength. The Searchlight has a very high regard for the east coast Congressman, but believes that he would do well to put his full strength in the lower House for another term or two at least. The volatile and personable Second District Representative Lex Green of Windsor tie fame blew both hot and cold saying that it was too early to make a statement now, and that he did not care to volunteer that he might want to change later on. Rumor is wide spread over North Florida that Lex has been at "bagger-heads" with Claude for sometime and is much intrigued with the idea of running.

Robert S. Allen and Drew Pearson, famous Washington political columnists, who write the Daily Merry-go-round, said Sunday that Governor Cone was grooming his nephew, Fred S. Kent, of Jacksonville, to take Pepper to task in the senatorial race. This statement of these usually accurate and informed commentators is as startling as it is unbelievable. While there has been some little whispering that the Senator and the Governor had but little communication with each other, there has been nothing to indicate any open breach between them. Mr. Kent was recently appointed as attorney for the Everglades Drainage Board, and is out of the city, so that we have not been able to interview him for an affirmation or denial of the Allen-Pearson comment, but we doubt Mr. Kent's having any remote idea of being a candidate in the senatorial campaign. We think that the usually accurate Merry-go-round writers made a slip on the Kent statement.

## BELLE GLADE V. W. A.

The Gladys Smith Y. W. A. met Monday night, July 26, at the First Baptist church for a business and program meeting, with Mrs. Francis Harris, president, presiding.

The meeting was opened with

song "O Zion Haste" followed by reading of the minutes. After a brief business meeting Sally Mae Lloyd, who was sent as a delegate to the Y. W. A. camp at Ridgecrest, N. C. gave an interesting report of camp activities, sight seeing tours and work she accomplished. Miss Lloyd received a certificate of award for the Personal Service course and also a gold "H" representing "Ridgecrest" attached to a Y. W. A. pin.

Following Miss Lloyd's talk the meeting was closed by singing "Living for Jesus" followed by the Y. W. A. benediction.

Those present were: Mrs. Francis Harris, Mrs. Paul Davidson, Mrs. Clifford Greene, Miss Virginia Greer, Miss Ruby Teague, Miss Sally Mae Lloyd, and Miss Audrey Blackman.

The next meeting will be held at the home of Miss Ruby Teague, August 2nd.



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A few short summer months and then tractors start humming—and seed will be going into the ground. Then comes the harvest and the hope that prices will be profitable.

That's where we come into the picture. Brokers and growers use a lot of printed matter during the run of a season. We're always ready to furnish it on short notice. But, it would be great if you'd place your order in advance this time.

Of course, we're full of new ideas about printing and will be pleased to pass them along to you.

## The Everglades News

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